

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on August 16, 2012 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

**MEMBERS PRESENT:** Tim Thoms, Chairman  
Al Gilbert, Vice-Chairman  
Bill Beckwith  
Jim Graw  
Douglas Powell

**STAFF PRESENT:** Pete Frisina, Director of Community Development  
Dennis Dutton, Zoning Administrator

**CITIZENS PRESENT:** Alvin Williams  
David Brill  
Alice Jones  
Johnnie Jones

**Welcome and Call to Order:**

Chairman Thoms called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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**1. Discussion of proposed amendments to the Fayette County Comprehensive Plan Land Use Element and the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance regarding: SR 138 between SR 279 and SR 314.**

Chairman Thoms stated that tonight the Planning Commission will be discussing the SR 138 Corridor and that Alvin Williams and David Brill were attending the meeting. He said that the discussion tonight would include possible amendments to the land use plan for commercial uses and also possible amendments to the zoning ordinance to regulate the resulting development, particularly the architectural standards.

Pete Frisina recapped the work staff and the Planning Commission had done for the benefit of Alvin Williams and David Brill. He stated that the Board of Commissioners had agreed that staff and Planning Commission could pursue Commercial land use for the area and the subject area is between an Institutional land use area at SR 279 and SR 138 and a Commercial and Office land use area at SR 314 and SR138 so the gap between this areas would be filled in by Commercial land use. Alice and Johnnie Jones entered the meeting at this point. He added that the subject area is currently land used for Office along the frontage of SR 138 and Residential to the rear. Pete Frisina said that Alvin Williams is looking at the Travis property for a TV/movie studio and that the Travis property has

frontage on SR 138 where the studio is proposed and the remainder of the property will remain residential. He further stated that staff and the Planning Commission were now working on an overlay zone for SR 138 to regulate the architectural character of the buildings as some could be large and would not be able to maintain a residential appearance which is common for most of the existing overlay zones and what is being considered is two sets of architectural standards with a size threshold where either one or the other architectural standards would apply. He stated that staff and the Planning Commission also researched what Clayton County has planned for the north side of SR 138 and it consists of a land use area of Mixed Use that allows commercial, office and residential uses on a parcel or within one building that could be up to four stories tall. He added that the buildings could be set close to the road to provide a more urban profile.

Alice Jones requested a copy of the rezoning application for the studio on SR 138.

Pete Frisina stated that there is not a rezoning application at this time because the land use plan and zoning ordinance are still being reviewed and until such time that amendments could be adopted there will not likely be a rezoning request.

Alice Jones asked if there will be a combination of both residential and commercial rezoning.

Peter Frisina explained that only the property for the studio would be rezoned.

Alice Jones asked if the proposed studio would look like the studio in Senoia.

Pete Frisina replied that architectural standards are what are being reviewed at this time.

Chairman Thoms said that to get the meeting back on track, he explained the property owner and Alvin Williams had come before the Board of Commissioners sometime back to propose a TV/movie studio and the Board has asked the Planning Commission to determine if this fits the current land use and zoning for the area and it does not. He stated the Planning Commission researched the current and future uses in the county as well as in Clayton and Fulton County, and whether there should be a new zoning district or if existing Commercial zoning would accommodate the use but there is some reservation about the size of the building and what could be done to develop appropriate architectural standards for a building of this size. He added that staff had been working on a threshold or cut off where different architectural standards would apply. He said at the last meeting the Planning Commission had asked staff go back to the Board with their recommendation that the area be land used for Commercial and that he would not be comfortable with that until the standards could be developed which are in keeping with the community.

Pete Frisina said that creating an ordinance that gives us clear direction on what architectural standards apply to what buildings is very important and equally difficult. Pete Frisina asked Alvin Williams to explain his proposal for a TV/movie studio.

Alvin Williams said that he proposing to rezone the portion of the property that fronts of SR 138 for the studio and live on the remaining portion of the property off of SR 314. He further stated that his company is affiliated with Google-Youtube premium channels and he will be producing original content for them. He said a number of filming projects could not come to Atlanta this past year because there is a shortage of studio space so part of his project is to rent out studio space. He further stated that he plans to start with one 40,000 to 50,000 square building and as need increases build two more buildings of similar size over time.

Pete Frisina asked if Mr. Williams had looked at the property to determine if that much development could be put on the property with buffer/setbacks, parking, and septic areas that would be required.

Alvin Williams said he felt that he could get the three buildings on the property. He further stated that his company's office would be in one of the buildings.

Alice Jones said her concern is the rezoning to Commercial in this area and the impact that could have on the community.

Johnnie Jones stated that the property had a line of trees along the road it would be great to maintain them to screen the property.

Alvin Williams said that he wanted to maintain the trees for that purpose and they would also help in security of the site. He added that he wants the buildings to look good and maintain the aesthetics over time.

Chairman Thoms said that the Planning Commission is not just dealing with Alvin Williams' project but is reviewing the entire SR 138 corridor. He stated that the Planning Commission has to determine what's best for the area, the residents and the property owners and he appreciates the input. He added that the Planning Commission is striving to come up with a concept that is compatible with the area and if Commercial land use is approved for this area then a shopping center or other commercial uses could be developed as well.

Pete Frisina passed around pictures of a movie studio in Paulding County and a studio at the Lakewood facility and said that staff and the Planning Commission are trying to come up with the architectural standards we would want in Fayette County.

Alice Jones asked how close the development would be to the Dix-Lee-On Subdivision.

Peter Frisina replied that the back quarter of the studio property has two lakes on it which provides a separation between it and the Dix-Lee-On Subdivision.

Alice Jones asked if any consideration has been given to traffic safety on SR 138 because the cars move at a fast rate of speed.

Alvin Williams said he has considered it and his development should not create a traffic problem.

Pete Frisina said that any development with a curb cut will create traffic and that SR 138 is a state controlled road and the state would require decel and accel lanes for safety.

Chairman Thoms said the meeting needs to get back to the issue of the area being land used for Commercial and the development of an overlay zones for the corridor and if there is nothing new to discuss perhaps it would be best to adjourn the meeting and come back with more information and recommendations.

Johnnie Jones asked what is meant by an overlay zone and what an overlay zone is.

Pete Frisina answered that an overlay zone overlays the base zoning of each individual property with additional regulations that are standard to the roadway so regardless of the underlying zoning, there are similar standards for each property to maintain a consistency in the development pattern.

Pete Frisina stated that earlier Alvin Williams said that the buildings would be 45 feet tall. Pete Frisina said the tallest building allowed in Fayette County at this time is 40 feet. He asked Alvin Williams if he could build his studios at 40 feet.

Alvin Williams said that it would be tight but he thought he could make it work at 40 feet. He added that he wants the building to look good and meet the architectural standards that the County would have.

Al Gilbert explained that there are other properties that will be developed as well and the architectural standards need to fit the entire corridor because they are not all going to have trees to screen the development and even if they do the trees get taken down depending on the type development.

Pete Frisina said the County needs to look at these sites individually and maintain the trees the best we can possibly with conditions, but this is a state highway and the state could come in a clear the right of way and the County or property owner would have no control over that.

Chairman Thom asked if the members of the Planning Commission if they had any suggestions for the overlay zone.

Jim Graw said he would like to see a building built with brick, stone, stucco, etc. but if that makes it too expensive to build a large building then we could require a certain percentage of the building to have these facades and the remainder could be a metal wall. He added for example, the county could require that two of these facades cover 50 percent of the wall and the rest could be metal. He said there are also metal walls that do not have those vertical seams and the vertical seams don't have a good appearance and the horizontal seams and lines look better. He added there are metal wall products which look like brick, stone, or stucco. He also suggested that the County have an option for an architectural review process and let the builder propose a design and then the County can approve or disapprove the design.

Bill Beckwith asked if an overlay zone can be written with specific architectural standards that doesn't require an architectural review.

Pete Frisina responded that if the architectural standards are specifically written and quantifiable then the county doesn't need the architectural review process.

Jim Graw said that if the ordinance requires a builder to use at least two of the facades such as brick and stucco on 50 percent of the wall, those materials may look good together and with an architectural review we could tell them to change the design or materials.

Bill Beckwith said then the county gets into the position of making aesthetic judgments and there could be five different opinions on the Planning Commission and he would rather see quantifiable standards in the ordinance.

Al Gilbert stated that he is not in favor of an architectural review procedure for the same reasons Bill Beckwith discussed.

Doug Powel asked if the county puts a Commercial Land use in this area there are two other parcel to the east and if they are zoned commercial what prevents a strip center from being built.

Pete Frisina replied a strip center would be allowed under commercial zoning.

Doug Powell reiterated that any and all uses listed under the commercial zoning districts would be allowed.

Jim Graw said as he remembers the Planning Commission looked at industrial zoning and determined it wasn't appropriate and looked at office zoning and determined that adding a movie studio to the zoning district wasn't a good solution either so we backed into commercial.

Doug Powell discussed ducks as to how they looked and how they walked and stated that's commercial.

Alvin Williams said that he remembered from the Board of Commissioners that one of them said the zoning should be for a specific use so if the studio doesn't happen then someone else can't come do something else which I am fine with.

Chairman Thoms said the Planning Commission discussed that issue and we have to look at the stability of the land use plan as a whole and if specific uses are targeted to specific areas it could weaken the plan and as Jim Graw had stated we backed into commercial looking at what was developed at the two intersection in Clayton County and Fulton County which is commercial development. He added the Planning Commission's approach is a heavily controlled commercial area through an overlay zone. He asked Pete Frisina if he had enough input to continue developing an overlay zone.

Pete Frisina replied he did have input and staff would continue to work on the overlay and bring it back to the Planning Commission.

Johnnie Jones asked if there is a non-retail commercial zoning.

Doug Powell said that is an interesting concept and I like that.

Alice Jones stated that she is concerned with the number of retail uses that are allowed in commercial zoning for that area.

Pete Frisina stated that a non-retail type zoning concept had been presented to the Planning Commission and the Planning Commission discouraged that suggestion.

Jim Graw questioned whether the proposed 20,000 square foot threshold for the different architectural standards is sufficient.

Pete Frisina replied that one threshold is not enough and that another threshold such as width or span of a building could be used and staff is trying to figure out what other threshold will work.

Jim Graw suggested that 20,000 square feet may be too small and perhaps a larger size of 35,000 or so would be better.

Pete Frisina said a larger threshold might be part of the solution.

Alice Jones asked how we could restrict the area from shopping centers.

Doug Powell suggested non-retail commercial zoning.

Pete Frisina reminded the Planning Commission that concept had been presented and discouraged and the Planning Commission had staff go back to the Board of Commissioners to ask if commercial would be appropriate and the Board had given them permission to proceed with commercial.

Bill Beckwith suggested that the Planning Commission look at the proposed zoning district again.

Doug Powell said he is concerned with creating a situation where crimes could occur on the fringes of the County far from law enforcement.

Chairman Thoms said he is not concerned with changing his mind and didn't realize that the previously discussed zoning district excluded retail.

Doug Powell said to bring the proposed zoning district back to the Planning Commission.

Chairman Thoms instructed staff to bring the proposed zoning district back to the Planning Commission.

Chairman Thoms thanked everyone for coming to the meeting to provide input and the Planning Commission and they will take them into account.

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Chairman Thoms asked if there was any further business.

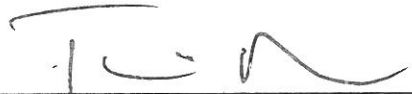
Pete Frisina advised there would be a workshop on September 6, 2012 to continue the discussion.

Hearing no further comments, Jim Graw made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. Members voting in favor of adjournment were: Chairman Tim Thoms, Vice-Chairman Al Gilbert, Bill Beckwith, Jim Graw, and Doug Powell. The Public Meeting/Workshop adjourned at 9:00 P.M.

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PLANNING COMMISSION  
OF  
FAYETTE COUNTY

ATTEST:

  
\_\_\_\_\_  
TIM THOMS  
CHAIRMAN  
\_\_\_\_\_  
DENNIS DUTTON  
PC SECRETARY